



FOR SALE

# 51 Covington St

HAMILTON, ONTARIO

## 28,299 SF Craned Industrial Freestanding Building

**Doug Murray, SIOR\***

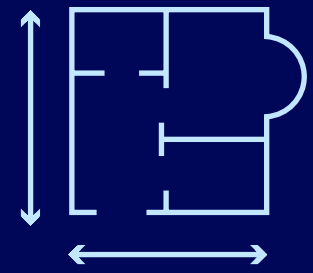
Executive Vice President  
+1 905 320 5721  
doug.murray@colliers.com

**Emily Hawker**

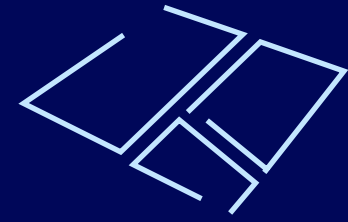
Sales Representative  
+1 437 419 7455  
emily.hawker@colliers.com



# At a Glance



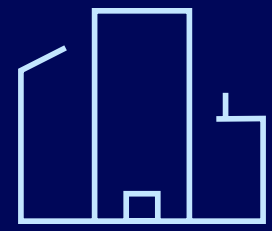
**Total Size**  
28,299 SF



**Lot Size**  
1.16 Acres



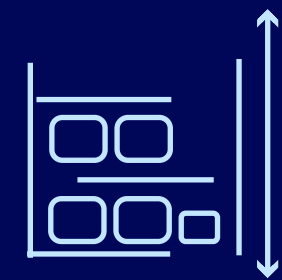
**Warehouse**  
23,899 SF



**Office**  
4,400 SF



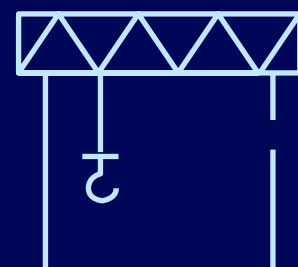
**Zoning**  
M2



**Clear Height**  
up to 18'



**Shipping**  
3 Drive-in



**Cranes**  
Two 5-ton



**Great Connectivity**  
Excellent access to major  
transportation routes



# Property Description

51 Covington Street, Hamilton, ON

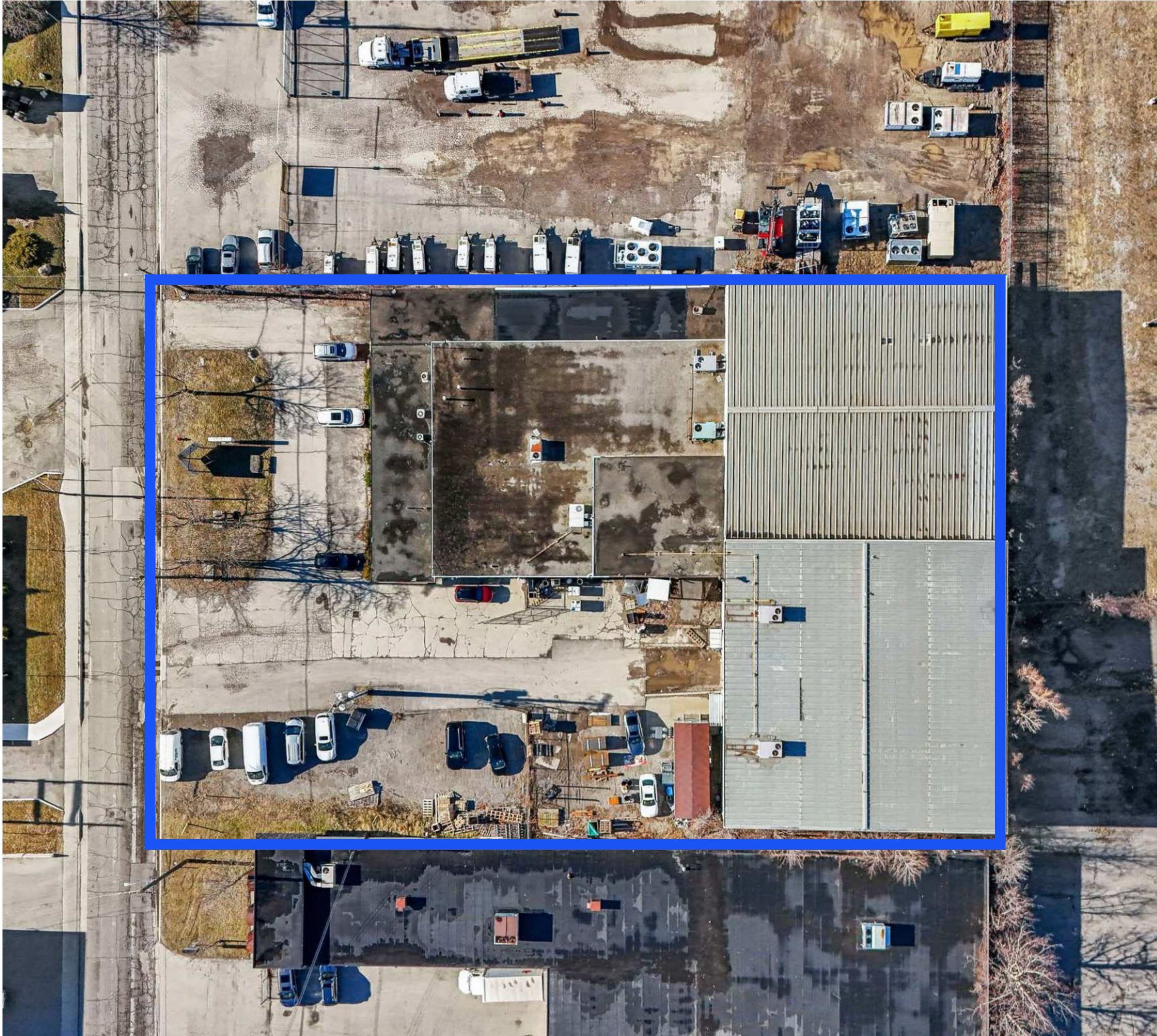
28,299 SF freestanding industrial building in Hamilton with excellent access to major transportation routes and nearby amenities. The property features 3 drive-in doors, 400 Amps of power, and the warehouse is ducted with potential to be fully air conditioned. Equipped with two 5-ton cranes, offering functionality for a variety of industrial users. The floorplan includes approximately 4,400 SF of office space. M2 zoning permits a wide range of industrial uses.



<b>Property</b>	<b>51 Covington Street, Hamilton, ON</b>
<b>Property Type</b>	Industrial
<b>Total Building Area</b>	28,299 SF
<b>Office Area</b>	4,400 SF
<b>Industrial Area</b>	23,899 SF
<b>Land Coverage</b>	1.16 Acres
<b>Zoning</b>	M2
<b>Cranes</b>	Two 5-ton
<b>Taxes</b>	\$60,419.16 (2026)
<b>Asking Price</b>	\$7,500,000

# Aerial View

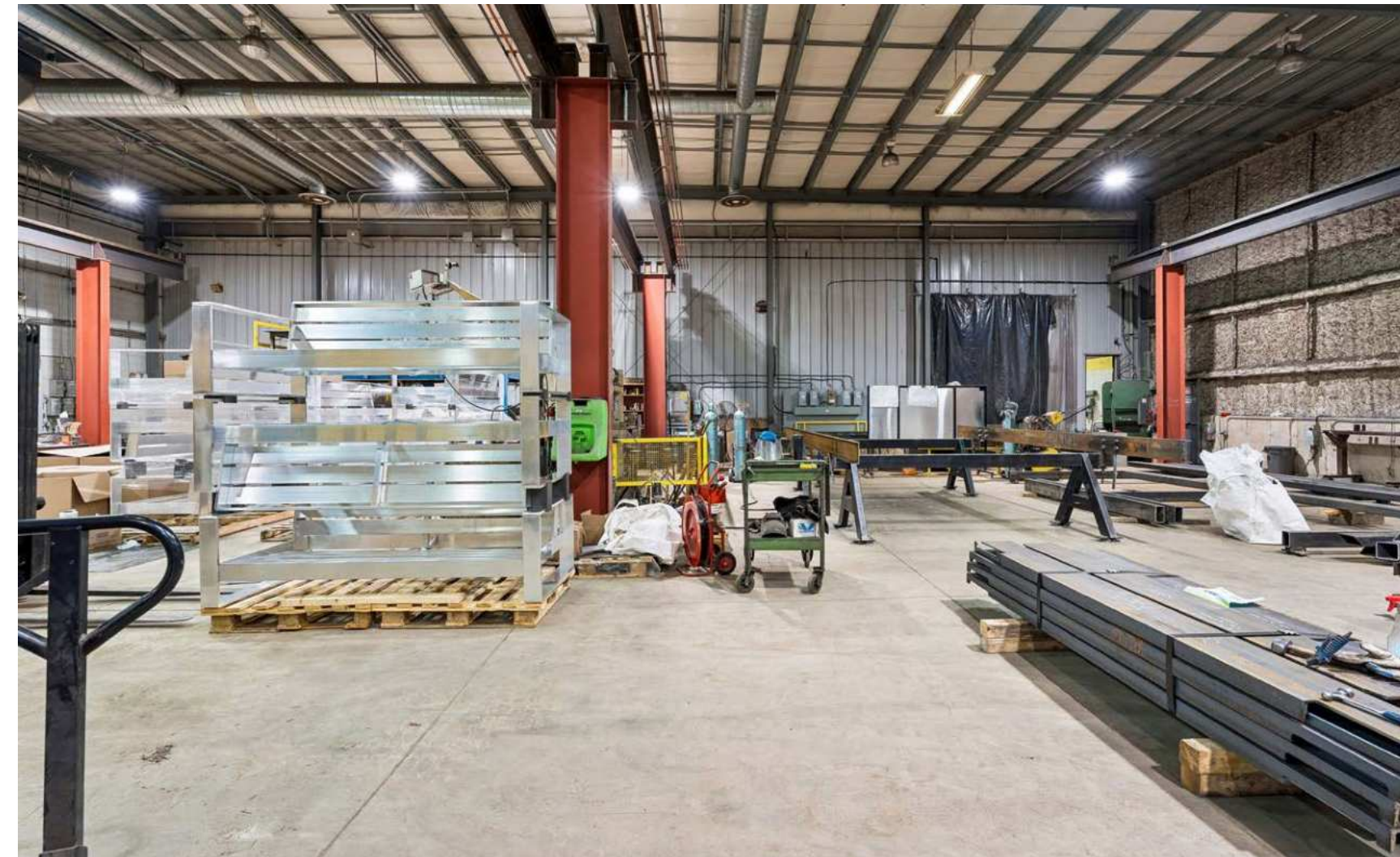
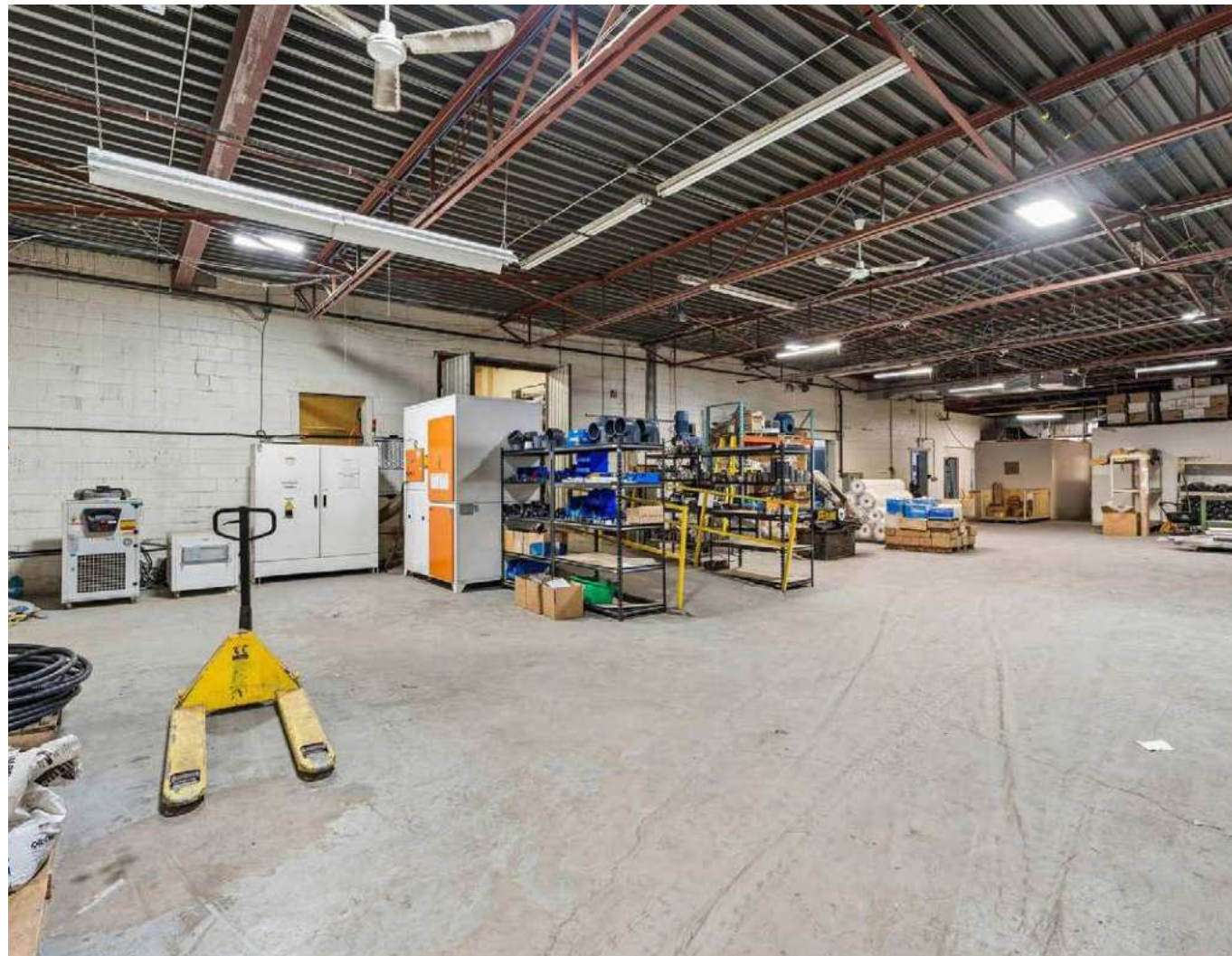
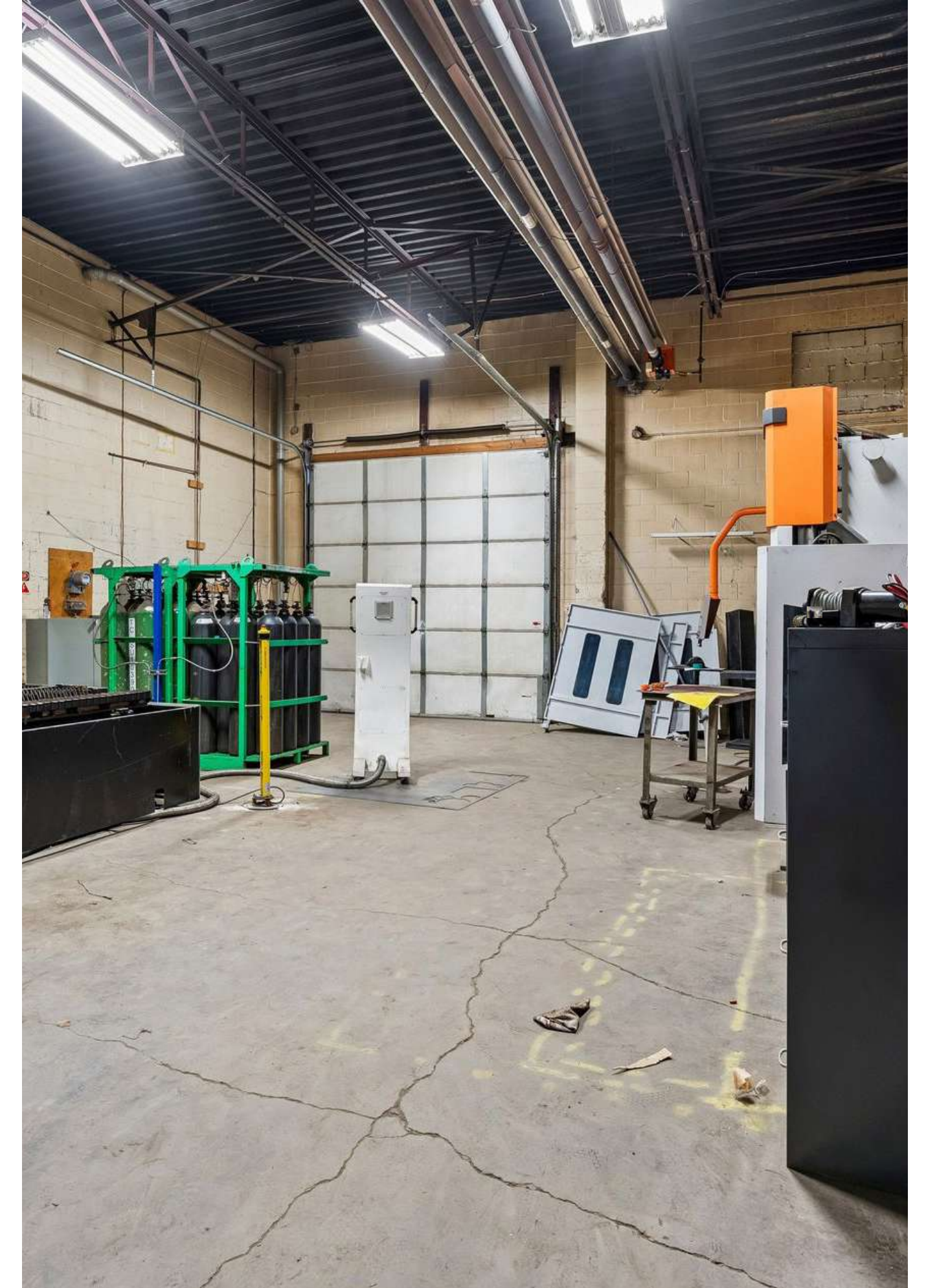
51 COVINGTON STREET, HAMILTON, ON



# Photo Gallery

---

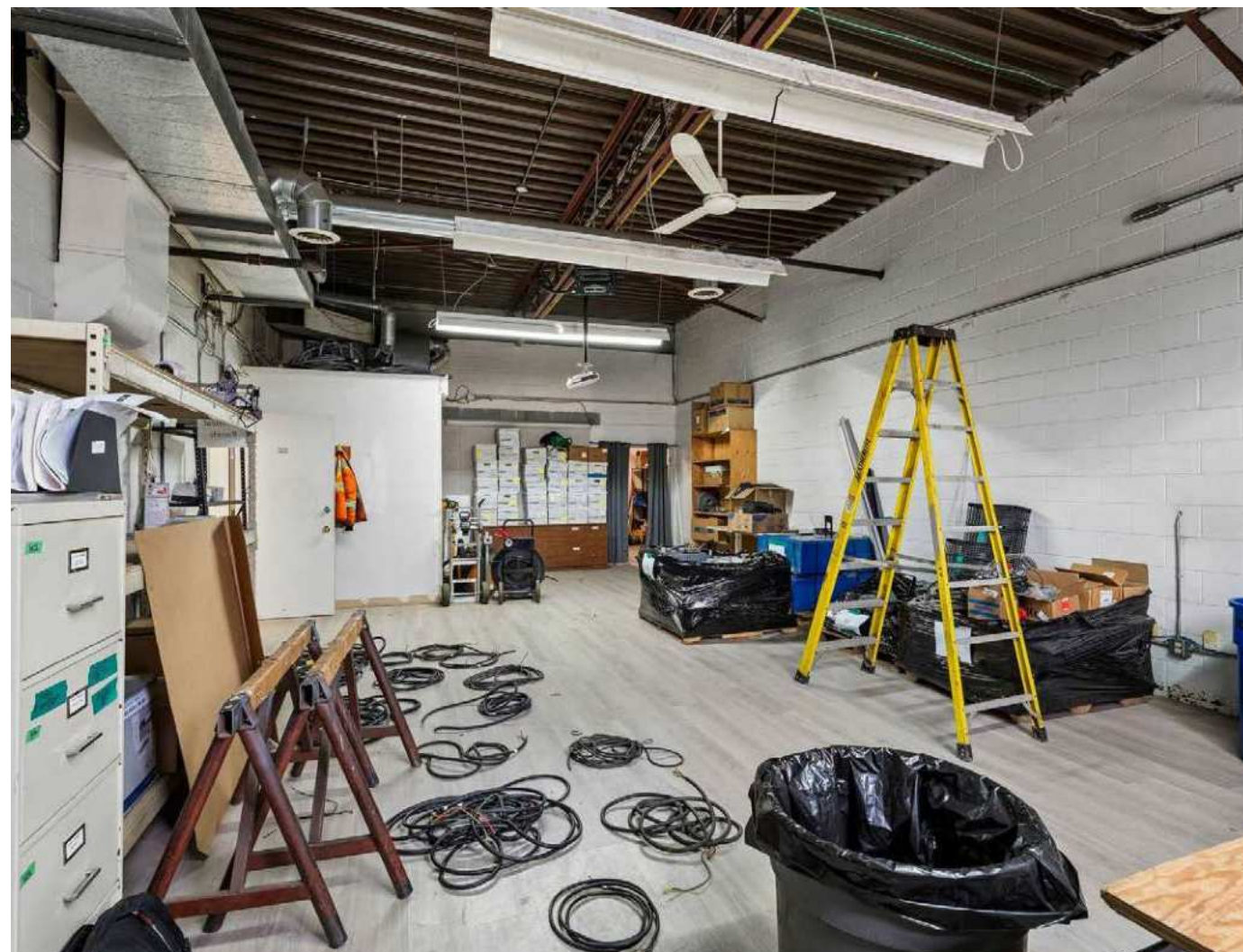
51 COVINGTON STREET, HAMILTON, ON



# Photo Gallery

---

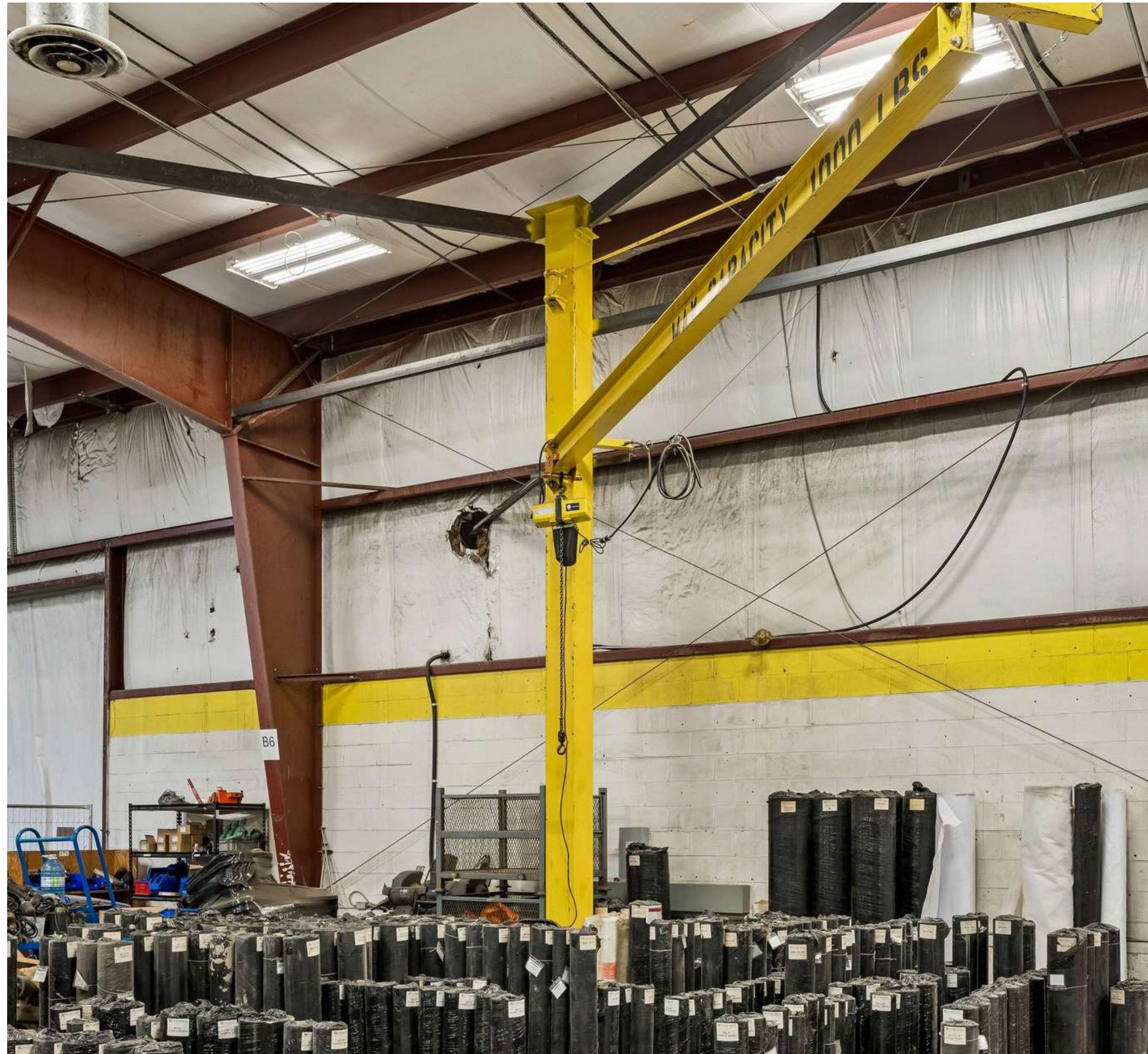
51 COVINGTON STREET, HAMILTON, ON



# Photo Gallery

---

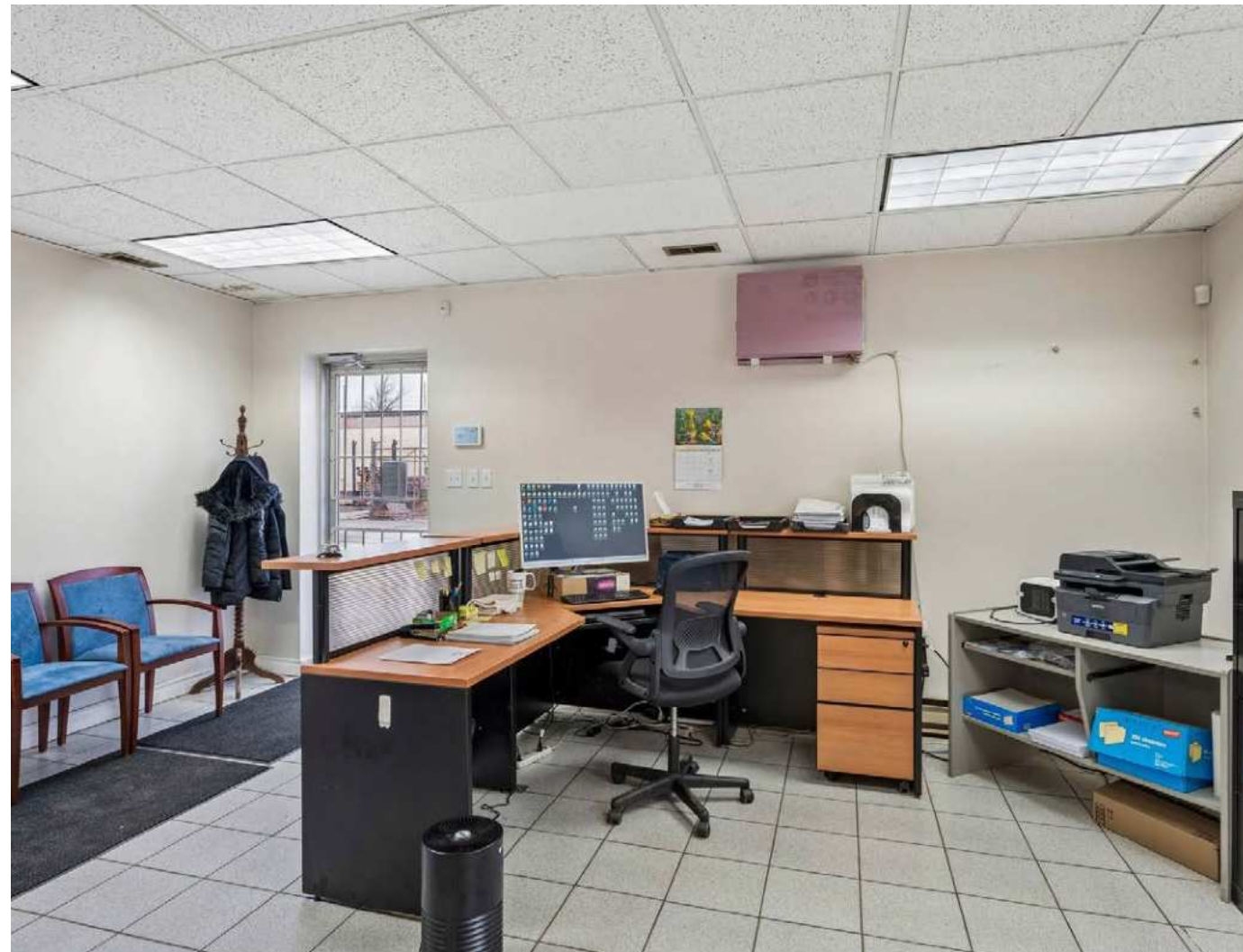
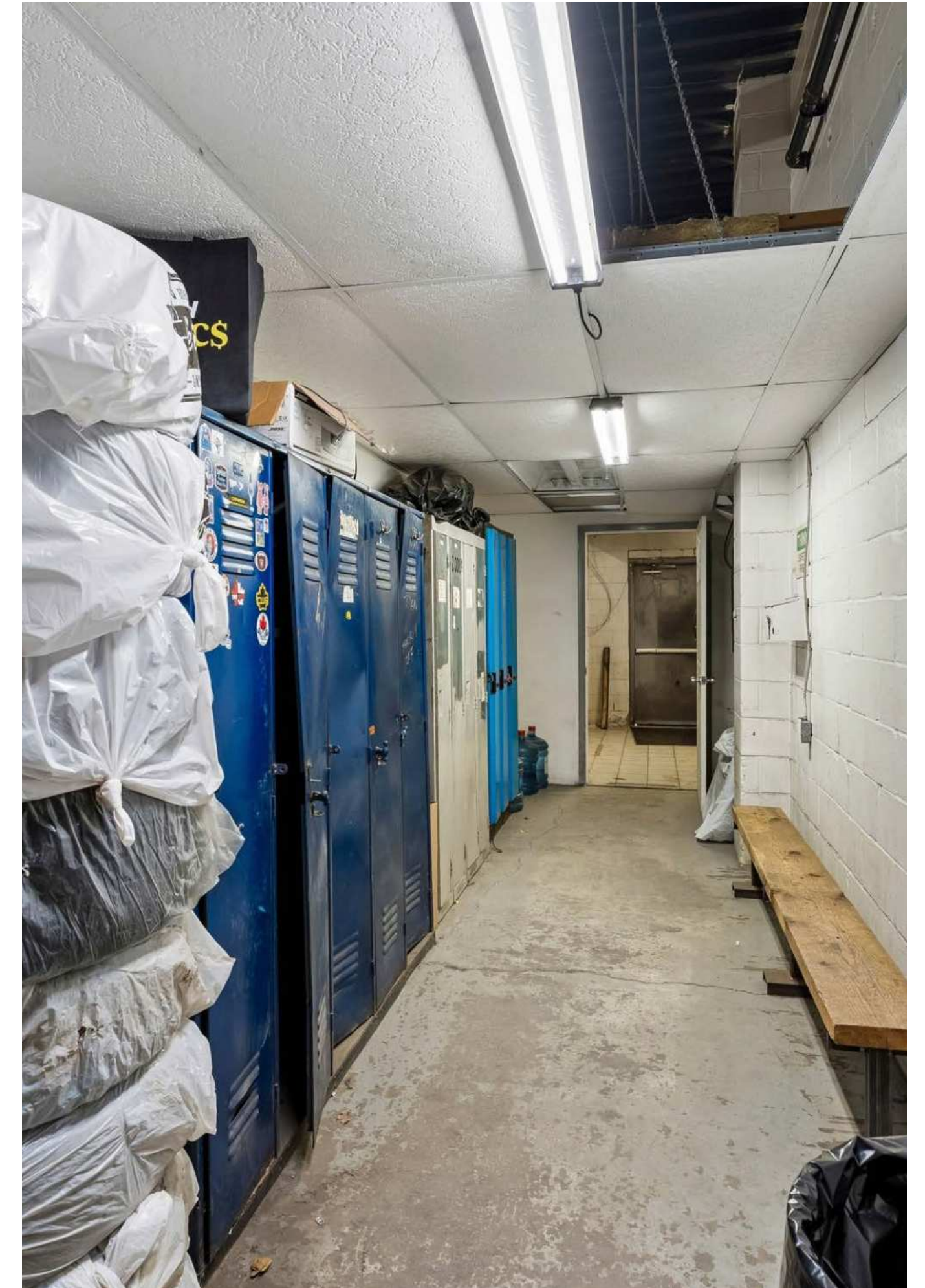
51 COVINGTON STREET, HAMILTON, ON



# Photo Gallery

---

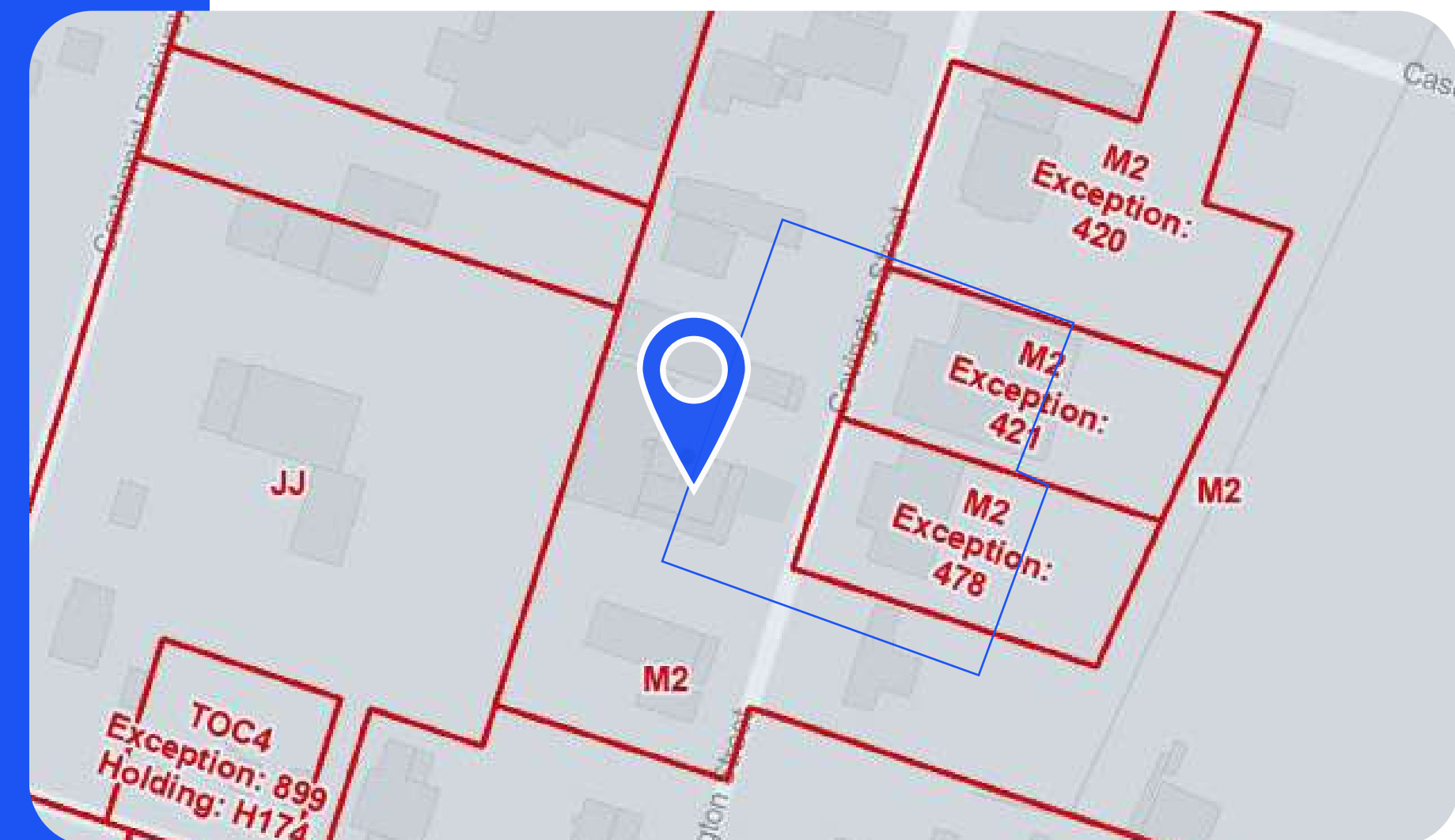
51 COVINGTON STREET, HAMILTON, ON



# M2 Zoning

## Permitted Uses

- » Alcohol Production Facility
- » Artist Studio
- » Animal Shelter
- » Aquaponics
- » Building and Lumber Supply Establishment
- » Building or Contracting Supply Establishment
- » Cannabis Growing and Harvesting Facility
- » Commercial Motor Vehicle Sales, Rental and Service Establishment
- » Communications Establishment
- » Contractor's Establishment
- » Courier Establishment
- » Craftsperson Shop
- » Dry Cleaning Plant
- » Equipment and Machinery Sales, Rental and Service Establishment
- » Greenhouse
- » Industrial Administrative Office
- » Laboratory
- » Labour Association Hall
- » Landscape Contracting Establishment
- » Manufacturing
- » Motor Vehicle Collision Repair
- » Establishment
- » Private Power Generation Facility
- » Production Studio
- » Repair Service
- » Research and Development
- » Establishment
- » Surveying, Engineering, Planning or Design Business
- » Trade School
- » Tradesperson's Shop
- » Transport Terminal
- » Warehouse
- » Waste Processing Facility
- » Waste Transfer Facility



[Learn More](#) ▶

# Location Overview

Hamilton is home to world-class universities, colleges, and research-intensive companies that have created an ideal environment for new product development and innovation. Industry and academia work together in Hamilton to lower commercialization costs and bring products to market.





# 51 Covington Street, Hamilton, Ontario



**Doug Murray, SIOR\***  
Executive Vice President  
+1 905 320 5721  
doug.murray@colliers.com



**Emily Hawker**  
Sales Representative  
+1 437 419 7455  
emily.hawker@colliers.com



[collierscanada.com](https://collierscanada.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage \*Sales Representative